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REAL ESTATE OUTLINE

July, 1953

I. LEASING

1. Availability

a. Apartments 1-3 apts. bldg. - plan to be leased by [redacted] STAT

b. Houses - very difficult to find

c. Warehouses - few or none available.

d. Training facilities - very, very difficult

2. Average rentals.

a. 1-bedroom apartment

b. 2-bedroom house

c. 3-bedroom house varies widely according to conditions of housing $75-100 for 2 or 3 BR house - costs rising due to American willingness

d. Warehouse space per square foot (to pay high prices especially

([redacted] STAT

3. Typical lease.

STAT **a.** [redacted] **average term** - 1 year.

b. Includes option to renew? yes, usually allowed 1-4 months after expiration of lease during which you may continue to occupy

c. Requires payment of rent in advance or arrears? (and renew the
At least 1 mo. in advance may be 3-6 mo. in advance) (lease.

d. Requires key money? (if renovations are))
No. (required of landlord.)

e. Permits subletting or assignment? Not usual.

f. Includes utilities (including heating) and services in the rent? No.

g. Includes following unusual provisions - none.
Should include provision for [redacted] annually & maintenance of STAT
toilet & hot water facilities. Include termination clause due to transfer

4. Local laws and customs in respect of leasing real estate by foreign nationals and foreign governments. Almost impossible to break lease as Foreign Office takes [redacted] landlords side. All leases STAT
should be leased with [redacted] and/or an experienced American STAT
before being signed.

5. Cost of utilities (including heating) and services. Cost utilities, light, heat, water, approx. cost of rent ($500-700 per year) costs are rising. Wood particularly is expensive. Large quantities more expensive than small.

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REAL ESTATE OUTLINE

II. PURCHASING

1. Availability.

   a. Houses

   b. Warehouses

   c. Training facilities

   d. Unimproved land

[redacted] STAT

2. Average costs.

   a. 2-bedroom house

   b. 3-bedroom house

   c. 10,000 square foot warehouse

   d. Per square foot of unimproved land

3. Local laws and customs in respect of purchasing real estate by foreign nationals and foreign governments.

4. Local practices in respect of brokers' and attorneys' fees, etc..

III. CONSTRUCTING

1. Availability.

   a. Unimproved land for construction - Yes.

   b. Construction materials - Yes. [redacted] STAT

   c. Stoves and refrigerators - No.

   d. Local contractors - Yes, very inefficient.

2. Average costs.

   a. Unimproved land for construction - $3000-3500/acre.

See not above on purchasing. Short life and poor construction makes it very unadvisable to build or buy.

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III. CONSTRUCTING (CONTINUED)

2. Average costs. (Continued)

b. Construction per foot

d. Refrigerators and stoves - not available except from departing Americans.

3. Average time to construct a 2-bedroom house. Approx. 1 year start during dry months.

4. Local laws and customs in respect of construction by foreign nationals and foreign governments. Foreigners may not own property or business here.

IV. 1. No units owned or leased by the Government [redacted] STAT for qtrs of their personnel.

a. Furnished 7 (partially furnished) not usually available to KUBARK employees.

b. Unfurnished ____

2. Air Conditioning - not used. STAT [redacted]

Customary for Government personnel.

Local custom - type, availability, etc. locally

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